



23 Shrimpton Court,
Ruddington, NG11 6GY

TJ
THOMAS
JAMES

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This end terraced bungalow provides spacious accommodation including: an entrance hall, a living room, a conservatory, a kitchen, two bedrooms (both with fitted wardrobes), and a wetroom.

Benefiting from gas central heating with a combination boiler, the property also has a small low maintenance patio garden area to the rear.

Shrimpton Court is a popular development of retirement bungalows, with a site manager on call, a residents lounge, well maintained communal gardens, and parking areas.

The development is within easy reach of a wealth of excellent facilities in the sought after south Nottinghamshire village of Ruddington including shops, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £235,000





ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hall has a ceiling light point, a radiator, and doors into the two bedrooms, the wetroom and the living room.

Both bedrooms have a window to the front, a radiator, a ceiling light point, and fitted wardrobes.

The wetroom has fully tiled walls, and is fitted with a low flush wc, a wash hand basin, and a walk in shower area with half height concertina screens and an electric shower. There is vinyl floor covering, a heated towel rail, and a ceiling light point.

The living room has an electric fire set in a feature wooden surround, a ceiling light point, a radiator, access to the kitchen, and sliding patio doors into the conservatory.

Of UPVC construction, the conservatory has a single door opening to the private patio area and the communal gardens.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, space for an under counter fridge/freezer, plus an electric hob with an extractor hood over. The wall mounted combination boiler is housed in a cabinet here, there is a window to the rear, a storage cupboard, a ceiling light point, and a radiator.

OUTSIDE

At the front of the property, a pathway leads to the entrance door.

There is a private patio area to the rear of the property, which also houses a timber shed.

The development enjoys well maintained communal lawns, and has a parking area for residents and visitors.

LEASEHOLD & CHARGES

The service charge per month from April 2023 is £143.78.

There are 964 years left on the lease.

Please contact Thomas James Estate Agents for any further information.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

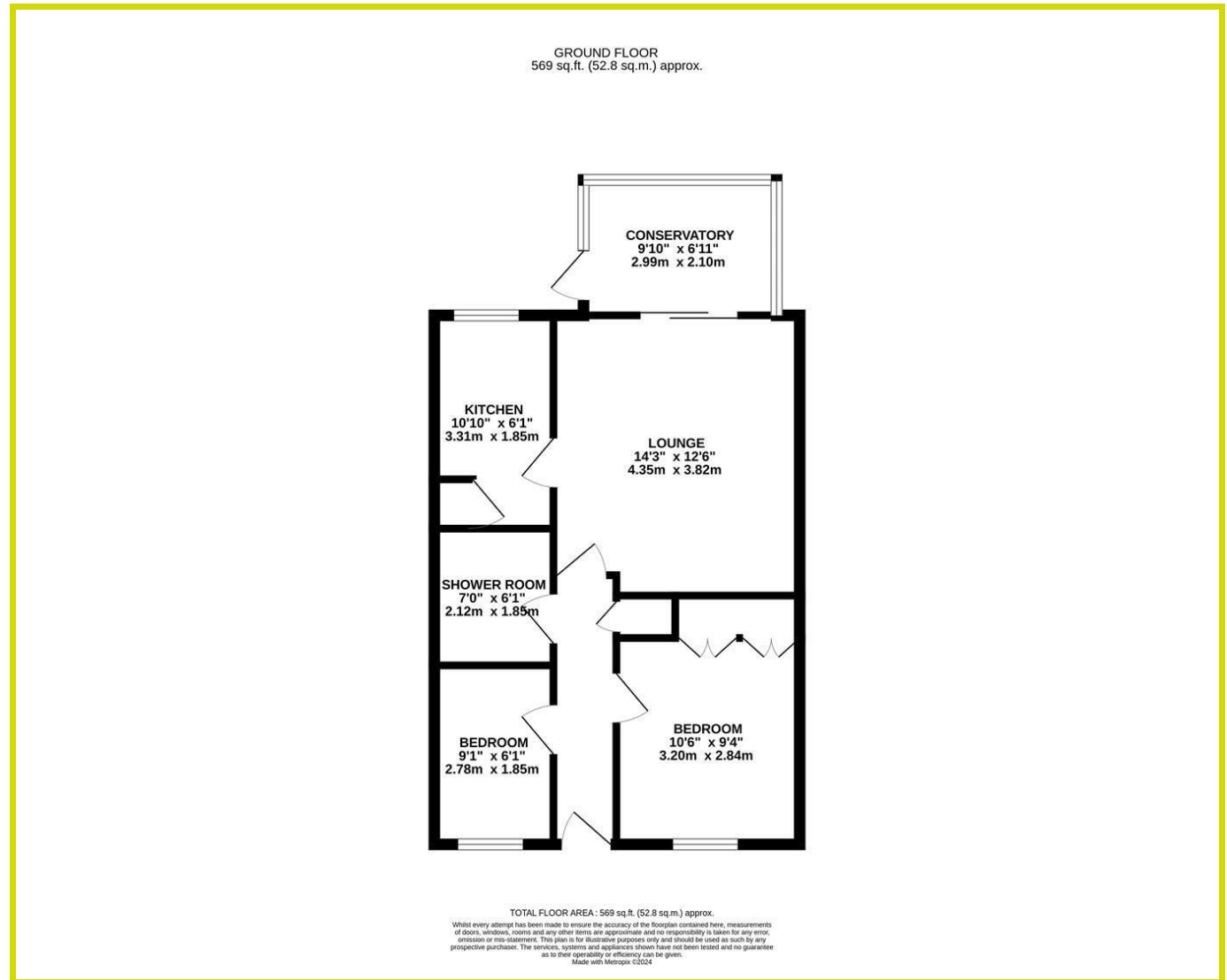
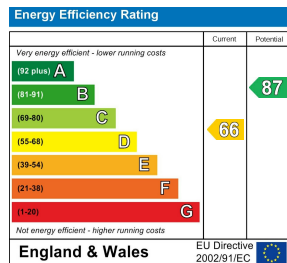


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